

# **RENTON CITY COUNCIL**

## **Regular Meeting**

February 9, 1998 Council Chambers  
Monday, 7:30 p.m. Municipal Building

### MINUTES

#### **CALL TO ORDER**

Mayor Jesse Tanner led the Pledge of Allegiance to the flag and called the meeting of the Renton City Council to order.

#### **ROLL CALL OF COUNCILMEMBERS**

KING PARKER, Council President Pro tem; RANDY CORMAN; TIMOTHY SCHLITZER; DAN CLAWSON; KATHY KEOLKER-WHEELER; TONI NELSON. MOVED BY PARKER, SECONDED BY CLAWSON, COUNCIL EXCUSE ABSENT COUNCIL PRESIDENT BOB EDWARDS. CARRIED.

#### **CITY STAFF IN ATTENDANCE**

JESSE TANNER, Mayor; JAY COVINGTON, Chief Administrative Officer; ZANETTA FONTES, Assistant City Attorney; MARILYN PETERSEN, City Clerk; GREGG ZIMMERMAN, Planning/Building/Public Works Administrator; SUE CARLSON, Economic Development, Neighborhoods and Strategic Planning Administrator; MIKE KATTERMANN, Director of Neighborhoods & Strategic Planning; DEPUTY CHIEF JOE PEACH, Police Department.

#### **APPROVAL OF COUNCIL MINUTES**

MOVED BY PARKER, SECONDED BY CORMAN, COUNCIL APPROVE THE MINUTES OF FEBRUARY 2, 1998, AS PRESENTED. CARRIED.

#### **ADMINISTRATIVE REPORT**

Chief Administrative Officer Jay Covington reviewed a written administrative report summarizing the City's recent progress towards goals and work programs adopted as part of its business plan for 1998 and beyond. Items noted included:

- \* The Army Corps of Engineers is expected to issue final authorization and funding for completion of the design for the Cedar River Flood Control (dredging and levee) project.
- \* Construction has started on the SW 43rd Street storm system improvements, expected to help ease flooding problems in this area.
- \* The Police Department will receive grant funding of approximately \$65,000 from the King County Regional Automated Fingerprint Identification System (AFIS) Advisory Board, which will give Renton the ability to enter and receive fingerprint identification information.

#### **NEW BUSINESS** Council 2/16/98 Meeting Cancellation

MOVED BY NELSON, SECONDED BY CORMAN, COUNCIL CANCEL ITS REGULAR MEETING OF FEBRUARY 16, 1998, IN OBSERVATION OF PRESIDENT'S DAY, AND DIRECT THAT THE PUBLIC HEARING PREVIOUSLY SCHEDULED FOR THAT DATE BE RESCHEDULED. CARRIED. (See page 43 for resolution re-setting the public hearing.)

**CONSENT AGENDA**

Items on the consent agenda are adopted by one motion which follows the listing. At the request of a Councilmember, item 6.a. was removed for separate consideration. Council President Pro tem Parker noted the addition of several items, made necessary by Council's decision to cancel its regular meeting of February 16, 1998.

Court Case 98-005, Travis Gordon Brown v Renton

Court Case filed in United State District Court by Travis Gordon Brown, Givens Hall, Hospital Drive N. #23, Orofino, ID, 83544, claiming damages in an undetermined amount in compensation for alleged deprivation of plaintiff's Constitutional rights arising from an incident in November, 1996 when Renton police seeking to serve a warrant broke down the door to plaintiff's residence. Refer to City Attorney and Insurance Services.

Plat Valley Vue Estates, Final, Shattuck Ave S/S 20th Pl, FP-97-133

Development Services Division recommended approval, with one condition, of the Valley Vue Estates Final Plat, 34 single family residences on 8.4 acres located in the vicinity of Shattuck Ave. S. and S. 20th Pl. (FP-97-133). Council concur. (See page 53 for resolution.)

Streets Monterey Ct NE  
Deed of Dedication for  
Westmont Short Plat  
(SHP-96-041)

Development Services Division requested acceptance of a deed of dedication of Monterey Ct. NE to provide access to the Westmont (formerly Prellwitz) short plat, located at NE 36th St. and Aberdeen Ave. NE (SHP-96-041). Council concur.

EDNSP Declaration of DT-  
Area Surplus Property  
(Sale to Dally Homes Inc)

Economic Development, Neighborhoods and Strategic Planning Department requested that certain City-owned property located generally between Morris and Logan Avenues South and South 2nd and 3rd Streets be declared surplus and sold to Dally Homes, Inc. for construction of a mixed-use retail and housing complex. Refer to Finance Committee; set public hearing for February 23, 1998, to take testimony on the proposal. (See page 53 for resolution setting the public hearing.)

HR&RM Healthcare Plan  
Changes

Human Resources & Risk Management Department submitted the recommendation of the Health Benefits Task Force to modify several provisions of the City's health insurance plan. Refer to Finance Committee.

Streets Monster Rd  
SW/SW 16th St Vacation  
(Shober/VAC-97-003),  
Appraisal

Technical Services Division recommended approval of the appraisal performed for the partial street vacation of Monster Rd. SW and SW 16th St. in the vicinity of SW Grady Way and SW Jackson St. (Shober/VAC-97-003), and further recommended that Council set compensation due at one-half of the appraised value. Refer to Transportation Committee.

SAD East Kennydale  
Interceptor

Wastewater Utility Division requested preliminary authorization to establish the East Kennydale Interceptor Special Assessment District (SAD), and to proceed with establishing the final SAD upon completion of construction of the East Kennydale Interceptor project. Refer to Utilities Committee.

**Added Items**

Finance Water/Sewer Bond  
Refunding

Finance and Information Services Department submitted draft ordinance to refund over \$6,000,000 in water and sewer debt, netting a debt service savings of more than \$21,000 annually. Refer to Finance Committee.

EDNSP CD Zone  
Moratorium re Gas  
Stations, Vehicle Service  
etc.

Economic Development, Neighborhoods and Strategic Planning Department proposed Code amendments affecting the definitions, permitted zones, and landscape and screening requirements for gas stations, vehicle service, mini-marts and related uses. Refer to Planning & Development Committee. (See page 54 for related resolution.)

Airport Cedar River  
Hangar Lease Rent  
Agreement, LAG-

Transportation Division recommended approval of new land rental rates effective January 1, 1998 for the Cedar River Hangar Limited Partnership, and waiver of the collection of retroactive rent for this lessee. Refer to Transportation (Aviation) Committee.

Airport Boeing Co Lease  
of Apron C (Termination of  
Other Lessees), LAG-65-  
877

Transportation Division recommended approval of Addendum #18-98 to LAG-65-877, lease with The Boeing Company for Apron C at the Renton Municipal Airport, to terminate the use of Stalls C-6, C-7 and C-8 by other lessees. Refer to Transportation (Aviation) Committee.

Transportation SW 27th  
St/Lind Ave SW Traffic  
Signal Installation

Transportation Systems Division recommended installing a traffic signal at SW 27th St. and Lind Ave. SW to ensure the continued safe and efficient operation of this intersection. Refer to Transportation Committee.

Streets Anacortes Ave NE  
Realignment (@ Sunset  
Blvd)

Technical Services Division submitted appraisal performed for the realignment of Anacortes Ave. NE at Sunset Blvd., and recommended approval of the appraisal and that Council set just compensation for the right-of-way to be acquired at \$17,450. Refer to Transportation Committee.

Plat Winsper II, Final, S  
Main St & 34th Ave S, FP-  
98-002

Development Services Division recommended approval of the Winsper II Final Plat (formerly known as the O'Connor plat); 46 single family lots on 10.21 acres in the vicinity of S. Main St. and 34th Ave. S., File No. FP-98-002. Council concur. (See page 54 for resolution.)

CAG 97-052, Logan Ave S  
Reconstruction Engineering  
Design Services, Otak Inc

Transportation Systems Division requested approval of Addendum No. 1 to CAG-97-052, consultant agreement with Otak, Inc. for engineering design services on the Logan Ave. S. reconstruction project (sidewalk and roadway improvements from South 2nd to 3rd Streets) for additional services in the amount of \$55,484.00. Council concur.

CAG 97-138, NE 43rd St  
Channel/Stormwater  
System Cleaning & Culvert  
Replacement, RJC Inc

Surface Water Utility Division submitted CAG-97-138, NE 43rd St. channel/stormwater system cleaning and culvert replacement project; and requested approval of the project, authorization for final pay estimate in the amount of \$62.16, commencement of 60-day lien period, and release of

retained amount of \$4,143.35 to RJC, Inc., contractor, if all required releases are obtained. Council concur.

MOVED BY PARKER, SECONDED BY SCHLITZER, COUNCIL APPROVE THE CONSENT AGENDA AS AMENDED TO INCLUDE ADDED ITEMS 6.i. THROUGH 6.q. AND TO REMOVE ITEM 6.a. FOR SEPARATE CONSIDERATION. CARRIED.

**Separate Consideration**  
**Item 6.a.**

CAG 97-131, DT & Springbrook Springs Corrosion Control Facilities, Harbor Pacific

City Clerk reported bid opening on 1/22/98 for CAG-97-131, Downtown and Springbrook Springs Corrosion Control Facilities; eight bids; engineer's estimate \$1,300,000.00; and submitted staff recommendation to award the contract to the low bidder, Harbor Pacific Contractors, Inc., in the total amount of \$1,347,183.00.

Planning/Building/Public Works Administrator Gregg Zimmerman reported that the federal Clean Water Act requires all municipalities to tap-level test their water supplies to ascertain copper concentrations. Well water such as Renton's tends to have a low pH, making it more acidic than surface water and increasing the chance that copper pipelines will experience corrosion. Although Renton's water complies with current standards and is perfectly safe to drink, this issue will have to be addressed for Renton to meet the more stringent corrosion-control requirements expected to take effect in the near future.

Responding to Councilman Schlitzer, Mr. Zimmerman said the Maplewood facility already contains corrosion control equipment. The new downtown and Springbrook Springs facilities should be ready for operation later this year. Mr. Zimmerman added that certain areas of the City will notice improvement in the quality of their water, due to the addition of the corrosion-inhibiting agent.

MOVED BY CLAWSON, SECONDED BY CORMAN, COUNCIL AWARD THE CONTRACT AS RECOMMENDED. CARRIED.

**OLD BUSINESS**  
**Planning & Development**  
**Committee**

Development Services Sign Code Amendments (Automall Freestanding Signs)

Planning & Development Committee Chair Keolker-Wheeler presented a report recommending concurrence with the staff recommendation to amend the Sign Code to allow larger freestanding signs for auto dealerships located in the Automall area, intended as an incentive for dealerships to locate to the Automall. The Sign Code amendment would essentially increase the maximum allowable size of freestanding signs by 50 square feet for auto dealerships located in the Automall area. The Committee further recommended that this ordinance be presented for first reading and advanced to second and final reading this evening. MOVED BY KEOLKER-WHEELER, SECONDED BY SCHLITZER, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED. (See page 54 for ordinance.)

**Transportation**  
**Committee**

Transportation Neighborhood Safety Awareness Signs

Transportation (Aviation) Committee Chair Schlitzer presented a report recommending that Council direct the Administration to adopt the proposed neighborhood safety awareness sign "Drive Safely for Our Children's Sake." The Committee further recommended that the Administration adopt the proposed policy and procedures for the employment of the neighborhood safety awareness sign.

MOVED BY SCHLITZER, SECONDED BY CORMAN, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

Transportation  
Transportation  
Concurrency Ordinance

Transportation (Aviation) Committee Chair Schlitzer presented a report regarding the proposed Transportation Concurrency Ordinance, required by the Growth Management Act (GMA), which would allow Renton to approve or deny development on the basis of whether the City's transportation level of service would be degraded below the adopted standard. Currently, an interim concurrency system is included in the Transportation Element of the Comprehensive Plan. In accordance with Council's direction on October 27, 1997, the proposed ordinance was sent to the State Department of Community, Trade and Economic Development for the required 60-day review period. No comments were received. The Committee therefore recommended that a public hearing be held on February 23, 1998, to take testimony on the proposed ordinance. MOVED BY SCHLITZER, SECONDED BY KEOLKER-WHEELER, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

## **ORDINANCES AND RESOLUTIONS**

The following resolutions were presented for reading and adoption:

### **Resolution #3304**

Plat Valley Vue Estates,  
Final, Shattuck Ave S/S  
20th Pl, FP-97-133

A resolution was read approving the Valley Vue Estates final plat; 34 lots on 8.4 acres located in the vicinity of Shattuck Ave. S. and S. 20th Place. MOVED BY SCHLITZER, SECONDED BY KEOLKER-WHEELER, COUNCIL ADOPT THE RESOLUTION AS PRESENTED. CARRIED.

### **Resolution #3305**

EDNSP Declaration of DT-  
Area Surplus Property  
(Sale to Dally Homes Inc)

A resolution was read establishing a public hearing on February 23, 1998, to consider declaring certain City-owned real property as surplus; property generally being located west of Logan Ave. S., south of S. 2nd St., north of S. 3rd St., and east of Morris Ave. S. MOVED BY KEOLKER-WHEELER, SECONDED BY NELSON, COUNCIL ADOPT THE RESOLUTION AS PRESENTED. CARRIED.

### **Resolution #3306**

Vacation Kirkland Pl NE  
(Keller/Abrahamson, VAC-  
97-007)

A resolution was read setting a hearing date for March 2, 1998, to take testimony on vacating the east 18 feet of the 2000 block of Kirkland Pl. NE (Keller/Abrahamson, VAC-97-007). MOVED BY PARKER, SECONDED BY SCHLITZER, COUNCIL ADOPT THE RESOLUTION AS PRESENTED. CARRIED.

### **Resolution #3307**

Plat Winsper II, Final, S  
Main St & 34th Ave S, FP-  
98-002

A resolution was read approving the Winsper II Final Plat (formerly known as the O'Connor plat); 46 single family lots on 10.21 acres in the vicinity of S. Main St. and 34th Ave. S., File No. FP-98-002. MOVED BY PARKER, SECONDED BY SCHLITZER, COUNCIL ADOPT THE RESOLUTION AS PRESENTED. CARRIED.

EDNSP CD Zone  
Moratorium re Gas

Mike Kattermann, Director of Neighborhoods & Strategic Planning, explained the request for a limited moratorium on

Stations, Vehicle Service  
etc.

gas stations and vehicle services, repairs, rentals and/or leasings, etc. in the Center Downtown (CD) zone. Noting that the City has been working for some time to redevelop the downtown, he said staff is currently drafting amendments to the City Code that would severely restrict or prohibit these types of uses in this area.

Councilmember Keolker-Wheeler noted that this matter has been referred to the Planning & Development Committee, where it will be discussed later this week.

**Resolution #3308**

EDNSP CD Zone  
Moratorium re Gas  
Stations, Vehicle Service  
etc

A resolution was read declaring a moratorium on the permitting of new and used vehicle sales, rental, leasing, repair and service including gas stations and car washes within the Center Downtown (CD) zone of the City, and establishing a hearing date on March 2, 1998, to take testimony on whether the moratorium should be continued. MOVED BY PARKER, SECONDED BY CORMAN, COUNCIL ADOPT THE RESOLUTION AS PRESENTED. CARRIED.

The following ordinance was presented for second and final reading:

**Ordinance #4706**

Zoning 1997 Map Book  
and Wall Map Adoption

An ordinance was read adopting the 1997 amendments to the zoning classifications of properties located within the City of Renton. MOVED BY KEOLKER-WHEELER, SECONDED BY NELSON, COUNCIL ADOPT THE ORDINANCE AS PRESENTED.\*

Chief Administrative Officer Jay Covington confirmed that the ordinance has been amended subsequent to comments from a citizen last week. The new language stipulates that any rezone ordinances adopted after formal approval of the zoning maps shall amend the maps.

\*ROLL CALL: ALL AYES. MOTION CARRIED.

The following ordinance was presented for first reading and advanced to second and final reading:

Development Services Sign  
Code Amendments  
(Automall Freestanding  
Signs)

An ordinance was read amending subsection 4-20-12.C.6 of Chapter 20, Sign Code, of Title IV (Building Regulations) of City Code by allowing larger freestanding signs for auto dealerships located in the Automall area. MOVED BY KEOLKER-WHEELER, SECONDED BY CLAWSON, COUNCIL ADVANCE THE ORDINANCE TO SECOND AND FINAL READING. CARRIED.

**Ordinance #4707**

Development Services Sign  
Code Amendments  
(Automall Freestanding  
Signs)

Following second and final reading of the above-referenced ordinance, it was MOVED BY KEOLKER-WHEELER, SECONDED BY CORMAN, COUNCIL ADOPT THE ORDINANCE AS PRESENTED. ROLL CALL: ALL AYES. MOTION CARRIED.

**NEW BUSINESS**

Parks Lake Washington  
Waterwalk (Cedar River  
Trail Connection to Coulon

Councilman Corman noted that several years ago, Boeing granted the City of Renton the right to place an off-shore waterwalk along the frontage of its plant along Lake Washington. The waterwalk would connect the Cedar

Park)

River Trail to Gene Coulon Memorial Beach Park.

Although Renton has had the right to build this project, it hasn't yet secured funding for it. Mr. Corman suggested that given the possibility the Chinook salmon might be listed as an endangered species, the City should now look into this project to determine if funding is available.

Chief Administrative Officer Jay Covington commented that once the proposed trail crossed the water, it would connect with property owned by the Department of Natural Resources (DNR). He added that this situation may be complicated by a longstanding debate between Boeing and the DNR regarding an unrelated issue.

MOVED BY CORMAN, SECONDED BY KEOLKER-WHEELER, COUNCIL REFER THIS MATTER TO THE ADMINISTRATION. CARRIED.

#### **ADJOURNMENT**

MOVED BY PARKER, SECONDED BY NELSON, COUNCIL ADJOURN. CARRIED. Time: 8:12 p.m.

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MARILYN J. PETERSEN, CMC, City Clerk

Recorder: Brenda Fritsvold  
2/09/98